



CITY OF HOUSTON

Floodplain Management Office
Department of Public Works and Engineering
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Flood Damage Repair in the Floodplain

A Floodplain Development Permit may be required to repair flood damage.

Permit Requirements are summarized in the below matrix:

REPAIR DESCRIPTION	LOCATION	SUBSTANTIALLY DAMAGED?	FLOODPLAIN DEVELOPMENT PERMIT REQUIRED?	COMPLIANCE WITH ELEVATION AND FLOODPLAIN PERFORMANCE STANDARDS REQUIRED?
FLOOD DAMAGE REPAIR	NOT IN FLOODPLAIN	NO-ONLY APPLIES IN FLOODPLAIN	NO	NO
TOTAL COST TO REPAIR TO PRE-DAMAGE CONDITION < \$10,000	FLOODPLAIN	NO	NO	NO
TOTAL COST TO REPAIR TO PRE-DAMAGE CONDITION ≥ \$10,000	FLOODPLAIN	NO	YES	NO

What is Substantial Damage?

- Substantial Damage **only applies in the floodplain** (Special Flood Hazard Area or 100 year floodplain and floodway). The formula for substantial damage is:

$$\text{Substantial Damage} = \frac{\text{Total Cost to Repair to Pre-Damage Condition}}{\text{Pre-Damage Market Value of Structure (not including land)}} \geq 50\%$$

How do I get a Floodplain Permit if I am Substantially Damaged?

- 1) Appeal the Substantial Damage Determination form
- 2) Show you are already in compliance by submitting an Elevation Certificate
- 3) Include bringing your property into compliance in your repair project.

For more information you can contact the FMO via phone at 832.394.8854 or email at fmo@houstontx.gov.

You can also visit the link below for FAQ's.

http://edocs.publicworks.houstontx.gov/documents/director/repairing_flood_damage_in_floodplain_faqs.pdf